



DEPARTMENT OF HISTORIC RESOURCES

2801 Kensington Avenue, Richmond, Virginia 23221
Telephone: (804) 367-2323 Fax: (804) 367-2391

PRELIMINARY INFORMATION FORM

HISTORIC DISTRICT

An historic district is defined as a significant concentration of buildings, structures, or sites that are united historically and aesthetically by plan or physical development. The following constitutes an application for preliminary consideration of eligibility for the nomination potential of a historic district for listing in the Virginia Landmarks Register and the National Register of Historic Places. This does **not** mean that the district is being nominated to the registers at this time. Rather, it is being evaluated to determine if it qualifies for such listings. Applicants will be notified of the staff's and the State Review Board's recommendations.

Contact the Virginia Department of Historic Resources Archivist to determine if previous survey material for this proposed district is on file, and if the district has been previously evaluated by DHR. Obtaining previously recorded information could save a significant amount of time in preparing this Preliminary Information Form (PIF). The archivist may be reached by phone at (804) 482-6102, or by email at Quatro.Hubbard@dhr.virginia.gov. The archivist will also give you the address of the regional office to which you should send your completed PIF materials.

Please type this form and, if additional space is needed, use 8½" x 11" paper. If an electronic version of this PIF is available, it would be helpful if it could be submitted on a disc, or via email to the archivist. Note: All submitted materials become the property of the Virginia Department of Historic Resources and will not be returned.

Photographs: Please provide at least four (4) **color or** black-and-white (B&W) photographs of general streetscapes and four (4) color or B&W photographs showing a sample of individual buildings within the proposed district. The inclusion of photographs is essential to the completion of this application. **Without photographs, the application cannot be evaluated.** Photographs should be labeled on the reverse side in soft pencil or china marker (not with adhesive labels), and are not to be mounted or affixed in any way.

Digital Images: In addition to the images printed on photographic paper, digital images, if available, should be submitted in TIF or JPEG format and can be included on the same disc as the PIF.

Maps: Please include two (2) maps showing the location of the proposed district:

- A copy of a USGS Quad map with name of county/city printed on the map and with the name of the proposed district indicating its location (sections of USGS Quadrangle maps can be printed free of charge from <http://store.usgs.gov> and hand-labeled to mark property boundaries or location), and
- A map showing a closer picture of the proposed boundaries with street names and/or routes and possible building footprints would also be helpful. Please include a "North" arrow, date, and "Not to Scale" on this map.

Before submitting this form, please make sure that you have included the following:

- Section of labeled USGS Quadrangle map
- Proposed district boundary map
- 4 labeled color or B&W general photos
- 4 labeled color or B&W individual building photos
- Completed Resource Information Sheet, including
 - Applicant contact information and signature
 - City or county official's contact information

Thank you for taking the time to submit this Preliminary Information Form. Your interest in Virginia's historic resources is helping to provide better stewardship of our cultural past.

Virginia Department of Historic Resources

PIF Resource Information Sheet

This information sheet is designed to provide the Virginia Department of Historic Resources with the necessary data to be able to evaluate the significance of the proposed district for possible listing in the Virginia Landmarks Register and the National Register of Historic Places. This is not a formal nomination, but a necessary step in determining whether or not the district could be considered eligible for listing. Please take the time to fill in as many fields as possible. A greater number of completed fields will result in a more timely and accurate assessment. Staff assistance is available to answer any questions you have in regards to this form.

General Property Information		For Staff Use Only DHR ID #: 116-5031	
District Name(s):	Downtown Hopewell Historic District Nomination Update and Boundary Expansion, 2015		
District or Selected Building Date(s):	1915-1965	<input type="checkbox"/> Circa <input type="checkbox"/> Pre <input type="checkbox"/> Post	Open to the Public? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Main District Streets and/or Routes:	East Broadway Avenue; East City Point Road; City: Hopewell Zip: 23860 East Cawson Street, Hopewell Street, Kippax Street, North Main Street, East Poythress Street		
County or Ind. City:	Independent City of Hopewell USGS Quad(s): Hopewell		

Physical Character of General Surroundings	
Acreage: ~7 acres being added	Setting (choose one): <input type="checkbox"/> City <input checked="" type="checkbox"/> Urban <input type="checkbox"/> Town <input type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Transportation Corridor
Site Description Notes/Notable Landscape Features/Streetscapes: This district expansion consists of roughly four blocks of urban development with sidewalks along the streets but very little vegetation other than the wooded area which abuts the east end of the district. The lots and buildings on Broadway Avenue follow the earlier development pattern of the downtown area with smaller footprints and multi-story buildings constructed to the lot line. The buildings to the south are generally one-story with larger footprints on much larger lots, including several attached parking lots. The overall district is general flat with a slight sloping away from the railroad tracks.	
Ownership Categories: <input checked="" type="checkbox"/> Private <input checked="" type="checkbox"/> Public-Local <input checked="" type="checkbox"/> Public-State <input type="checkbox"/> Public-Federal	

General District Information	
What were the historical uses of the resources within the proposed district? Examples include: Dwelling, Store, Barn, etc... Commerce, including restaurants, specialty stores, financial institution, businesses, industry related to automobile repair.	
What are the current uses? (if other than the historical use)	Including the historic uses, which have continued for the most part, there are religious facilities, social halls, and local and state government offices.
Architectural styles or elements of buildings within the proposed district:	Modern Movement including Moderne, Art Deco, and Modernist; Early-to-mid 20th Century American Movement Commercial Style
Architects, builders, or original owners of buildings within the proposed district:	

General Description of District: (Please describe building patterns, types, features, and the general architectural quality of the proposed district. Include prominent materials and noteworthy building details within the district and a general setting and/or streetscape description.)

The downtown Hopewell Historic District was originally listed in the National Register of Historic Places in 2002 and then underwent a small expansion and full update in 2013. The resulting district has fifty-five resources on approximately seven acres spanning a Period of Significance beginning with the fire of 1915 and ending in 1960. However, several blocks to the south and east of the existing district contain contributing resources which demonstrate the continued evolution of the downtown from a densely built two block core to a more spread out commercial district with numerous one-story office and retail buildings dating as late as 1965. This nomination update will also change to contributing one resource in the existing district which was added in 2013. The final district will encompass all applicable commercial development south to the railroad line and east to the beginning of the bordering residential neighborhood. At the southeast corner of the district expansion, near a wooded area, is an extraordinary early twentieth century former jail which is one of the more notable resources within the district

The architecture of the expansion is predominantly one to two story, features flat roofs, and is commercial in nature. The style is generally mid-twentieth century Commercial Style with some Modernist resources. There are also some one story brick veneer office buildings which harken back to early twentieth century design. Many resources have large store front window openings. There are also five resources related to either the sale or repair of automobiles, demonstrating the change in downtowns and American culture during the twentieth century.

The expansion will add twenty-two resources and approximately double the acreage of the district. Additionally one non-contributing resource will be changed to contributing. The inventory below lists all of the new resources with a brief description and an initial estimation of status within the existing historic district. The resources are overall consistent with the areas of significance and the architectural character of the existing historic district and continue the story of the Downtown Hopewell Historic District.

Inventory

225 East Poythress Street

Built ca 1950s, *Contributing*

This one-story concrete block building with a flat roof retains its aluminum storefront windows and parapet roof covering along with the two flanking terrazzo covered piers which frame the façade.

226 East Poythress Street

Built 1953, *Non-contributing*

This one-story concrete block building with a front gable roof has a 1983 brick façade.

312 East Poythress Street

Built ca 1920s, *Contributing*

This two-story building with a stepped parapet, front gable roof features an altered but recognizable façade and retains many of its brick exterior and historic window and door openings. There is a one-story vinyl sided pent roofed partial length addition with a garage door.

333 East Poythress Street

Built 1965, *Contributing*

This one-story concrete block office building with a flat roof features an historic brick veneer façade and its recessed entry alcove. There is a non-contributing vinyl clad, pent roof addition running the length of the side of the building.

350 East Poythress Street

Built 1992, *Non-contributing*

This is a recent one-story brick veneer building with a hipped roof and bronzed aluminum window.

402 East Poythress Street

Former City Jail

Built ca 1928, *Contributing*

This is a notable early twentieth century jail building constructed in an eclectic revival and potentially early Art Deco inspired style. The monumental stone entry arch and most of the historic widow openings and features are intact. The building is two stories and features a front gable roof and stone water table.

404 East Poythress Street

Built prior to 1947, *Contributing*

This one-story, brick masonry construction store features historic brick piers and yellow brick diamond pattern detailing. The historic commercial store front windows are filled, but the openings are recessed and easily identifiable. There is a recessed, partial length 1998 side addition.

215 East Randolph Road

Built in 1960, *Contributing*

This former Ford dealership showroom and office features its large historic aluminum sign parapet as well as its aluminum store front windows and blue tile window and door surrounds. The flat roof building is situated on the corner and takes up much of the block in either direction.

308 Broadway Avenue

Antique Shop

Built 1959, *Contributing*

This one-story concrete block store features a brick veneer façade with terra cotta coping and a flat parapet roof. It retains its historic entry pattern, though the windows and door have been replaced.

310 East Broadway Avenue

Built 1965, *Contributing*

This wide one-story concrete block retail building features its historic aluminum windows and yellow brick veneer façade with a recessed entry and a flat roof. There is a small historic bulkhead running the width of the building below the large store front windows.

318 East Broadway Avenue

Broadway Garage and Body Shop

Built ca 1940s, *Contributing*

This purpose built concrete block auto repair shop is two stories with an historic brick veneer façade and aluminum storefront windows and doors. The second story features smaller aluminum office windows and the left side of the building retains an historic garage opening which is still in use. The flat parapet roof features terra cotta coping.

320 East Broadway Avenue

Office Building

Built 1965, *Contributing*

This is a two-story Modernist brick purpose built office building with a 1980 three story rear addition. The façade features a recessed entry with two-story brick walls framing a small courtyard as well as an articulated brick wall at the sidewalk partially covering the glass entry wall behind.

322A & B East Broadway Avenue

Built 1957, *Contributing*

This one-story purpose built office duplex is constructed of concrete block with a brick veneer façade. There are historic aluminum store front windows and doors while a recent asphalt pent roof covers the historic parapet. The flat roof features terra cotta coping.

330 East Broadway Avenue

Built 1960, *Contributing*

This one-story concrete block commercial building features an historic narrow brick veneer façade. The historic window opening and sill are intact but filled. The door has been replaced.

343 East Broadway Avenue

Built 1964; *Contributing*

This early convenience store building was converted to church in 1986. The one-story building retains its historic window and door openings, its brick veneer, and its cross gable roof.

401 East Broadway Avenue

Built 1922, *Contributing*

This early twentieth century front gable concrete block warehouse/office retains many of its historic window and door openings though there have been cosmetic alterations to the exterior.

411 East Broadway Avenue

Built 1929; *Contributing*

This one-story, six-bay, brick masonry construction building has a detailed brick veneer façade with tile details on the window opening dividers and the two large piers which flank the façade. The flat roof parapet is covered by a recent asphalt covered pent roof. This commercial building was renovated into a church in 1979 and the storefront window openings and recessed entry windows were filled with paneling. However all of the historic openings, sills, and articulation are clearly visible and in good condition with all of the changes easily reversible.

244 East Cawson Street

Built ca 1944, *Contributing*

This one-story brick and concrete block warehouse served the Butterworth Furniture business and is located behind what was the primary store on Broadway Street.

256 East Cawson Street

Built ca 1940s, *Non-contributing*

This one-story, brick masonry construction former Chesapeake & Potomac Telephone Co. office building was renovated in 1984 and a non-contributing entry pavilion was added along with a new brick veneer façade.

202 East City Point Road

Built 1958, *Contributing*

This purpose built automobile service building is cinderblock with a parged façade. There are several additions dating as late as 1968. There have been cosmetic updates, but the historic functional patterns are clear as are most of the historic entry doorways and garage openings. The huge facility takes up most of the block and features several levels of flat roofs, some featuring terra cotta coping.

207 East City Point Road

Built 1952, *Contributing*

This purpose built garage and welding shop is a one-story concrete block building with historic metal multi-light industrial windows with historic sills. There is a concrete block historic addition with terra cotta coping and an interior brick chimney and a garage door opening.

217 East City Point Road

Built ca 1940, *Non-contributing*

This one story concrete block building currently houses the American Legion Hopewell Memorial Post 146. The building has an historic corner entry which is now filled and much of the façade has a later brick veneer and new window openings.

Resources Changing Status

201 Hopewell Street

Commercial Building

1963

This building was added to the historic district as part of the 2013 expansion and will change from non-contributing to contributing.

Significance Statement: Briefly note any significant events, personages, and/or families associated with the proposed district. It is not necessary to attach lengthy articles or genealogies to this form. Please list all sources of information. Normally, only information contained on this form is forwarded to the State Review Board.

The Downtown Hopewell Historic District Nomination Update and Boundary Expansion, 2015 is eligible for listing in the National Register of Historic Places under the same criteria as the original 2002 nomination and the 2013 update. Additionally, the district is eligible under Criterion A for Industry as related to the significant number of mid-twentieth century automobile industry related resources including one large former sales building and four automobile repair businesses. The Period of Significance will still begin with the post-fire date of 1915 but will be extended from 1960 to 1965 when several important contributing resources along East Broadway Avenue, and elsewhere, were constructed. The architecture and functions of these additions reflect the expansion of many downtowns from the historic denser multi-story developed core to large parcels with parking lots and expansive one story buildings.

Other than the continued evolution of the downtown, the history of the city did not see any notable events during the early and mid-1960s as compared to the tremendous changes connected with the arrival of the DuPont Corporation in 1911 and its expansion over the next few decades. The core downtown represents a return to dense building on smaller lots which was reintroduced after the 1915 fire. The edges of downtown near the railroad tracks represent the development trends of the mid-twentieth century with larger parcels, larger and lower building profiles, and a strong presence of the automobile industry.

The addition of the architecturally significant former jail also expands the municipal theme of much of the downtown and the store abutting it completes the commercial boundaries of the core downtown north of the railroad tracks.

References

Calos, Mary Mitchell, Charlotte Easterling, and Ella Sue Rayburn. Old City Point and Hopewell. Norfolk/Virginia Beach, Virginia: The Donning Company Publishers, 1983.

Carey, A.V. Pictorial History of Hopewell, Virginia: Illustrating the Development of the Eighth Wonder of the World. Hopewell, VA: Self Published, 1962.

Lutz, Francis Earl. The Prince George-Hopewell Story. Richmond, Virginia: The William Byrd Press, Inc., 1957.

Hopewell, Virginia. August 1930 – April 1944. Sanborn Fire Insurance Maps. Proquest Digital Sanborn Maps, 1867-1970.

McRae, Jean, Sarah Meacham and Ashley Neville. *Downtown Hopewell Historic District National Register of Historic Places Registration Form*. December 2001. Virginia Department of Historic Resources.

Sadler, Mary Harding, Llewellyn Hensley, Caroline Eddy, and Jean O. McRae. *Downtown Hopewell Historic District Nomination Update and Boundary Adjustment National Register of Historic Places Registration Form*. May 2013. Virginia Department of Historic Resources.

Sponsor (Individual and/or organization, with contact information. For more than one sponsor, please use a separate sheet.)

Mr. <input type="checkbox"/> Ms. <input type="checkbox"/>	Monument Constrution		
(Name)			
1425 East Cary Street	Richmond	VA	23219
(Address)	(City)	(State)	(Zip Code)
tdickey@themonumentcompanies.com		804-303-7347	
(Email Address)		(Daytime telephone including area code)	

In the event of organization sponsorship, you must provide the name and title of the appropriate contact person.

Contact person: Tom Dickey

Daytime Telephone: (804) 303-7347

Applicant Information (Individual completing form)

Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/>	Marcus R. Pollard			Commonwealth Preservation
Ms. <input type="checkbox"/> Miss <input type="checkbox"/>	(Name)			Group
(Firm)				
PO Box 11083	Norfolk	VA	23517	
(Address)	(City)	(State)	(Zip Code)	
marcus@commonwealthpreservationgroup.com		757-651-0494		
(Email Address)		(Daytime telephone including area code)		

Applicant's Signature:

Date: 4/10/2014

Notification

In some circumstances, it may be necessary for DHR to confer with or notify local officials of proposed listings of properties within their jurisdiction. In the following space, please provide the contact information for the local County Administrator or City Manager.

Mr. <input checked="" type="checkbox"/> Mrs. <input type="checkbox"/> Dr. <input type="checkbox"/>	Mark A. Haley			City Manager
Miss <input type="checkbox"/> Ms. <input type="checkbox"/> Hon. <input type="checkbox"/>	(Name)			(Position)
City of Hopewell		300 North Main Street, Room 218		
(Locality)		(Address)		
Hopewell	VA	23860	804-541-2243	
(City)	(State)	(Zip Code)	(Daytime telephone including area code)	

Please use the following space to explain why you are seeking an evaluation of this district.

The city and several property owners would like to expand the downtown historic district to its natural boundaries in order to provide as many owners as possible the opportunity to utilize rehabilitation incentives.

Would you be interested in the State and/or the Federal Rehabilitation Tax Credits? Yes ☒ No ☐

Would you be interested in the easement program? Yes ☐ No ☒